



## 2 Sheffield place, KELSO, NSW 2795

### PRIME INDUSTRIAL HOLDING WITH SCALE, ACCESS & EXPOSURE - KELSO

Positioned within Kelso's well-established and tightly held industrial precinct, 2 Sheffield Place offers a compelling opportunity perfect for the owner-occupier and investor alike, delivering excellent exposure, superior access and long-term flexibility.

Enjoying a prominent corner location, the property benefits from strong street visibility and the rare advantage of a drive-through block with access from both the front and rear, ideal for transport, logistics and trade-based operations.

Set on a generous 4,365 sqm site\*, the property comprises an approximately 1,074 sqm industrial facility\* featuring a substantial warehouse/workshop complemented by modern office accommodation and quality staff amenities.

#### Key Features

- Approx. 4,365 sqm landholding\*
- Approx. 1,074 sqm total building area\*

**TYPE:** For Sale

**INTERNET ID:** L39370650

#### SALE DETAILS

**\$2,000,000 plus GST if applicable**

#### CONTACT DETAILS

**Elders Emms Mooney**  
152 William Street  
Bathurst, NSW  
02 6331 0744

**Louise Ireland**  
0428643586

- Warehouse/workshop area approx. 890 sqm\*
- Modern office accommodation approx. 169 sqm\*
- Heavy-load mezzanine area approx. 169 sqm\*
- Two 5-metre-high \* electric roller doors providing easy and efficient access into the warehouse
- Highly visible corner position in a proven industrial precinct
- Drive-through site with convenient front and rear access
- Large warehouse/workshop with excellent vehicle access
- Welcoming reception area with professional presentation
- Multiple private offices suitable for administration or management
- Well-appointed staff amenities, including showers
- Large kitchen and dedicated meals area
- Split system air conditioning throughout office areas
- Substantial concrete hardstand in portion of yard with ample on-site parking and storage
- Suitable for a wide range of industrial, logistics, manufacturing or trade users

This is a rare industrial offering combining scale, functionality, exposure and access in one of Kelso's most tightly held industrial locations.

Opportunities of this calibre are seldom available.

Contact the agent today to arrange an inspection or obtain further information. Call Louise 0428 643 586

**Disclaimer:** All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy; however, we cannot guarantee it.

- Land Area 4,365.00 square metres
- Commercial Type:
- Building Area: 1,074.00 square metre





